

FOR SALE/LEASE

S



1320 Route 23, Wayne, NJ

2nd Floor | 2,100 SF & 3,050 SF | FOR SALE/LEASE
(Can be combined to 5,500 SF)

Etan Tammam
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SABRE

FOR SALE/ LEASE

1320 Route 23
Wayne, NJ



BUILD TO SUIT OPPORTUNITY AVAILABLE | FOR LEASE

ADDRESS: 1320 Route 23, Wayne, NJ

SPACE AVAILABLE: 2nd Floor: 2,100 SF & 3,050 SF (Can be combined to 5,500 SF)

ASKING RENT: Upon Request

SALE PRICE: Upon Request

AREA GENERATORS: Willowbrook Mall, Preakness Valley Golf Course, Meadows Golf Club, Wayne Valley HS, William Patterson

AREA RETAIL: Car Max, Kohl's, Five Below, Starbucks, Party City, Dunkin', Club Pilates, Walgreens, Michaels, Panera, and many more...

Demographics	1 mile	3 miles	5 miles
Population	906	14,161	27,409
Median HHI	\$104,809	\$143,759	\$157,380
Daytime Population	926	4,564	5,937

- Second Floor Space in Elevator Building
- Build-to-Suit opportunity
- 90 Parking Space
- New Pylon Signage available
- Great for a medical or salon suite concept
- Excellent owner-user opportunity

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PYLON & SINAGE



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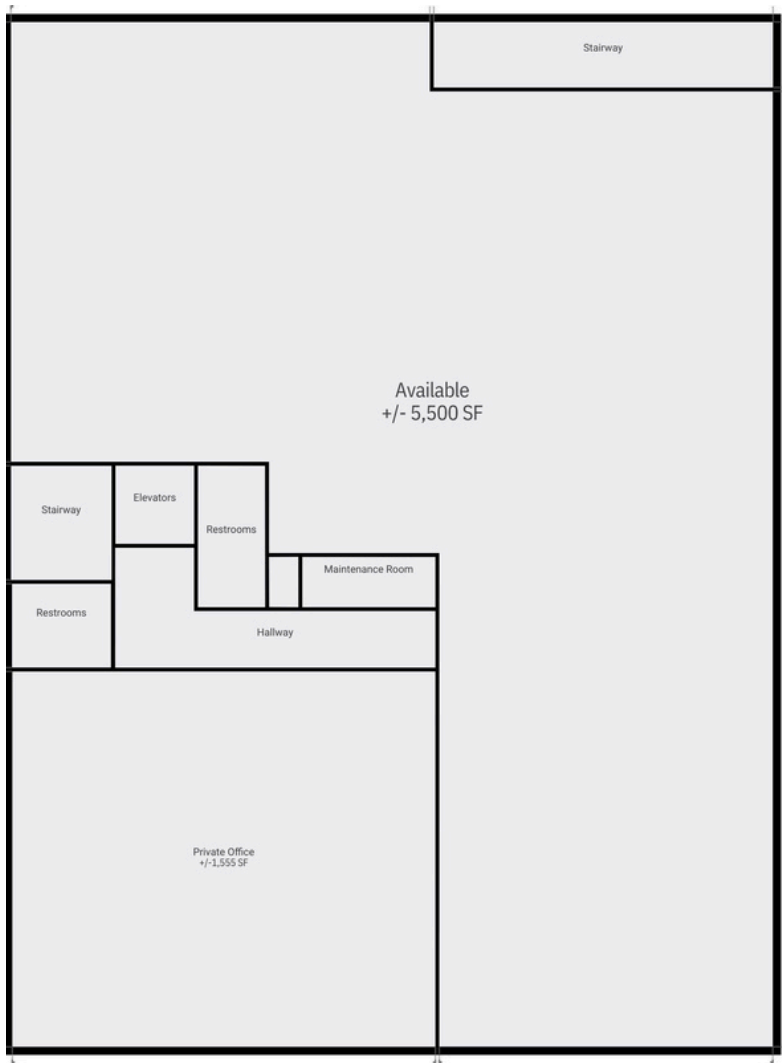
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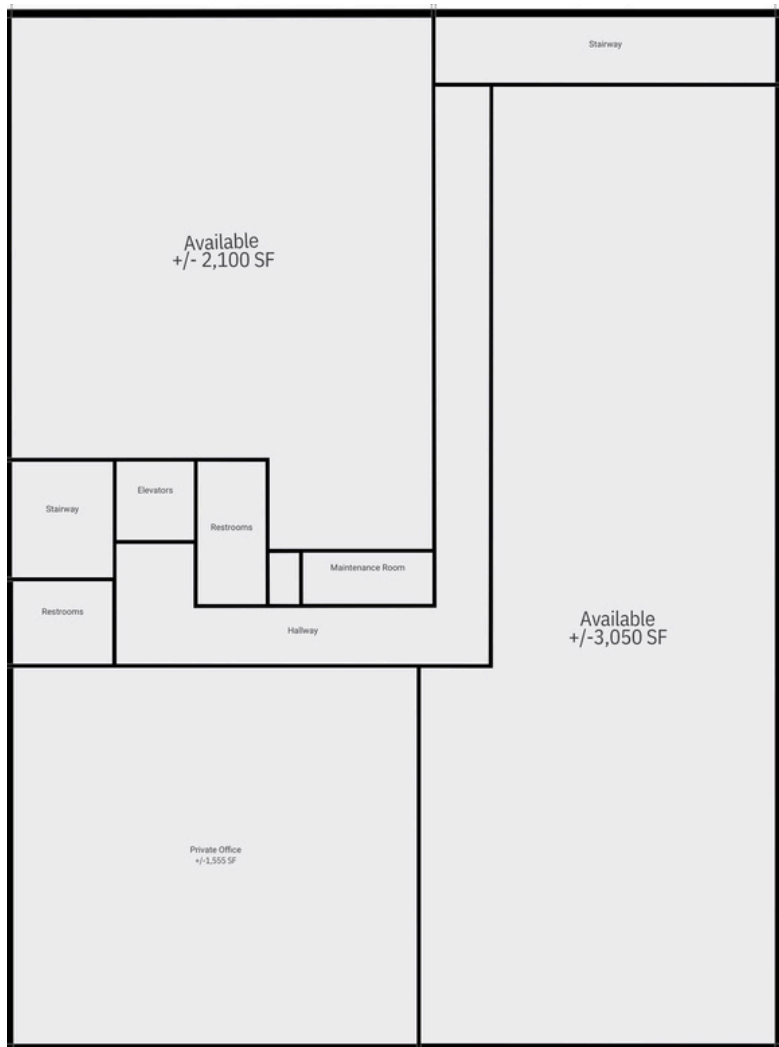
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SITE PLANS

FLOOR PLAN: 5,500 SF



FLOOR PLAN: 2,100 & 3,050 SF



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PROPERTY PHOTOS



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AERIAL



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